

West Tisbury Affordable Housing Committee
May 24, 2022
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Larry Schubert, Susan Silk and Rise Terney

Also Present: Rhonda Conley, Phillipe Jordi, Doug Ruskin, Amy Upton, David Vignaeult and other members of the public.

Terney made a motion seconded by Schubert to accept the minutes of 4-26-22 as written.

VOTE 7 YES 0 NO

INVOICES

16 Old Courthouse Rd. Colaneri asked to be reimbursed for purchase of the plaque stone. ***Terney made a motion seconded by Jochsberger to pay Colaneri \$168.70 for the plaque stone.*** **VOTE 6 YES 0 NO 1 ABSTAIN**

ONGOING BUSINESS UPDATES

16 Old Courthouse Rd.: Colaneri gave a report to the Trust that the plaque was set and that the ribbon cutting would be June 6 at 4 PM

Priester Pond: Colaneri reported the history of the subdivision. The restrictions did not get followed therefore the lot for affordable housing lost its affordability.

15 Rock Pond Rd. and Island Co-Housing: The discussion continues with the selling of the Rock Pond property. The present owner disagrees with the covenant maximum resale price. Town counsel has composed a letter to the owner stating the case for the sale and resale price.

Caroline Flanders (Island Co-Housing attorney) is in support of resale of 15 Rock Pond Rd. She stated that Co-Housing is dropping fees.

197 Charles Neck Rd.: The owners of said property asked about the possibility of a reverse mortgage or a line of equity on the home. Colaneri explained these were not allowed as the covenant requires a fixed rate mortgage.

5 Harpoon Way: Jordi reported on behalf of IHT that the Purchase and Sale Agreement is to be signed. The closing will be July 1st. Dukes County Regional Housing Authority will handle the marketing and selection by lottery in August.

57 Rustling Oaks: Colaneri reported sold and closed a month ago.

401 State Rd. : Waiting to hear from consultant and giving committee members time to read and prepare for review. Jochsberger and Silk had questions about the large CPC funding the IHT is requesting. They are to be matched funds bonding. As far as the town short term funds Jochsberger stated that the funds do not come to the CPC. There was a short discussion about the funding and various places to get it. The slow process is not only due to the AHC but steps that are out of the AHC's control several members explained to Silk. She hoped the process could be shortened as others do but the AHC has no control over others such as the Select Board, Martha's Vineyard Commission and others.

Red Arrow (South Mountain subdivision): Colaneri stated it was referred to the MVC. It is not on the MVC schedule yet.

Zoning Bylaw Accessory Apartment: Klingensmith proposed postponing to the next meeting. Vignaeult shared the income chart draft from HUD (see attached). Terney believes the accessory apartment housing does not give home owners any incentives to rent. Several others agree others do not. This will be further discussed at a future meeting.

Dukes County Regional Housing Authority (DCRHA) funding: Vignaeult stated that DCRHA does not have the funding to pursue counsel support for law suits, etc. Colaneri with town counsel will be looking into how can help. Colaneri stated the newest covenant gives DCRHA a 2% payment as monitoring agent. Other ways may be helpful in funding is to exact recover expenses or liens on properties if possible.

NEW BUSINESS

Membership: Susan Silk has given her resignation to take affect June 1, 2022. Rise Terney stated that she would like to fill Silk's position as an At Large member. The Planning Board has chosen Amy Upton to replace Terney as their rep to the AHC.

Meeting Form: Jochsberger asked about changing the committee's status as a zoom meeting. He said the ZBA is meeting in person. Communicating is easier and all can be seen. There would be no screen issues such as how many attendees can come on screen. Colaneri suggested the hybrid meeting. Terney said hybrid meetings are difficult but she is not ready for in person. Dubard, who hosts the zoom meetings, will look into increasing screen visions.

Adjourned at 7:42 PM

Approved June 14, 2022 by Committee with corrections made.

The next meeting will be June 14, 2022 at 6:30 PM

Respectfully submitted by Rhonda Conley